

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 24
Meeting Date: 05/10/01

SUBJECT: COUNTRY CLUB WAY OFFICE BUILDING #SBD-2001.40

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request for Country Club Way Office Building for an Amended Final Plat located at 3231 South Country Club Way.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request for **COUNTRY CLUB WAY OFFICE BUILDING** (Gary Hardy, One Carefree Place, LLC, property owner) for a Final Subdivision Plat located at 3231 South Country Club Way. The following approval is requested from the city of Tempe:

#SBD-2001.40 A Final Subdivision Plat for one lot within Shalimar Estates (re-plat of lot 2) on 1.06 net acres.

Document Name: 20010510devsrh01 **Supporting Documents:** Yes

SUMMARY: This request is for a final subdivision plat as an amendment to lot #2 of Shalimar Estates. Since lot splits have been done on a previously recorded lot #2, according to Subdivision Ordinance 99.21, a subdivision plat is required. This request, therefore, is to meet that requirement and to accommodate a new general and medical office building. Staff supports this request and public input is not required.

RECOMMENDATION: Staff – Approval
Public – Not required

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description/ Comments
 3. Conditions of Approval
-
- A. Location Map
 - B. Subdivision Plat
 - C. Letter of Explanation

HISTORY & FACTS:

January 16, 2001.

Hearing Officer approved a use permit to allow 9,000 s.f. of general office and for a 3,076 s.f. for a medical office building at the subject property.

DESCRIPTION: Owner – Gary Hardy, One Carefree Place, LLC
Applicant – Matthew Budge
Engineer – CoreGroup Consultants
Existing zoning – C-2
Total site area – 1.06 net acres
Number of lots proposed – 1

COMMENTS: This request is for a final subdivision plat as an amendment to lot #2 of Shalimar Estates subdivision. Since lot splits have been done on a previously recorded lot #2, according to Subdivision Ordinance 99.21, a subdivision plat is required. This request, therefore, is to meet that requirement and to accommodate a new general office and medical office building. Staff supports this request and public input is not required.

REASON(S) FOR APPROVAL:

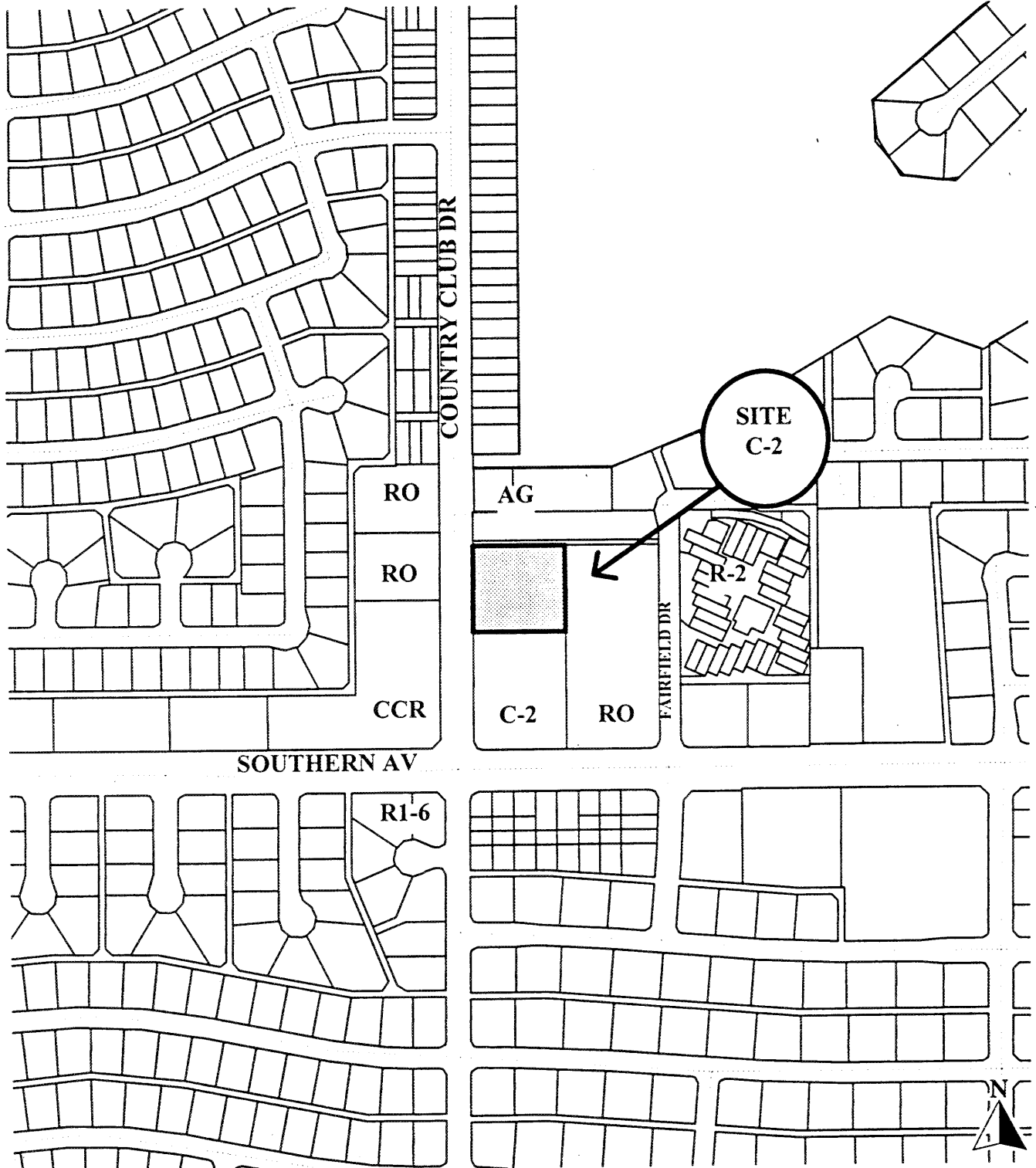
1. This Final Subdivision Plat request appears to meet the minimum requirements of Subdivision Ordinance No. 99.21.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Final Subdivision Plat shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. The Planning Division staff prior to recordation shall review details of the document format.

COUNTRY CLUB MEDICAL OFFICE

SBD-2001.40



Location Map SEE OTHER SIDE FOR MORE INFORMATION



B

[illegible]

CoreGroup
CONSULTANTS
LAND DEVELOPMENT SERVICES
3745 N. 19TH AVE. SUITE 200
PHOENIX, ARIZONA, 85018
TEL: (602) 964-1743 FAX: (602) 962-9733

001129PL	1	001129PL
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FINAL PLAT
OF

PARAGON WEST AT SHALIMAR
A RE-PLAT OF A PORTION OF LOT 2, SHALIMAR ESTATES,
AS RECORDED IN BOOK 91, PAGE 1, M.C.R., BEING A PORTION
OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,
RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF TEMPE, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

of the *Journal of the American Statistical Association*, 1977, 72, 107-112.

DEDICATION

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

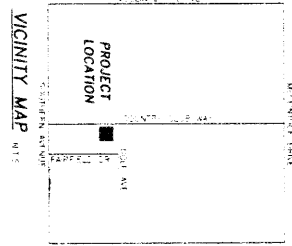
ACKNOWLEDGEMENT

Journal of Interpersonal Violence 26(10) 1978-1994
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SURVEYORS CERTIFICATION

With regard to the second, on the basis of the results of the present study, it is suggested that the use of a single factor, Total Mark, as a global measure of the extent of the child's maladjustment is not appropriate. The results of the present study indicate that the use of a single factor, Total Mark, as a global measure of the extent of the child's maladjustment is not appropriate. The results of the present study indicate that the use of a single factor, Total Mark, as a global measure of the extent of the child's maladjustment is not appropriate.

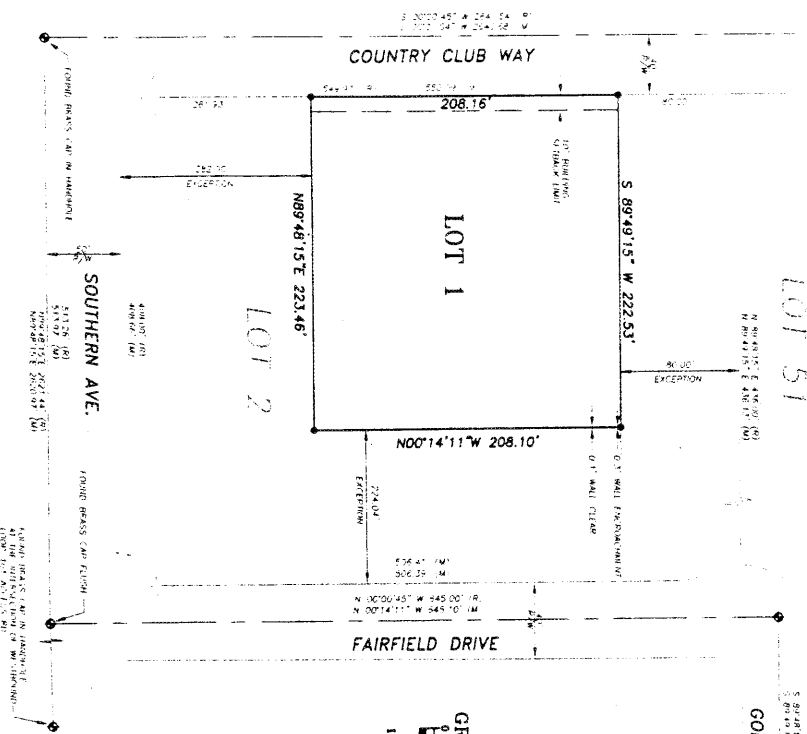
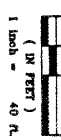
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APPROVALS

At the end of the first day, the $AB_{10}C_2$ and $AB_{10}C_3$ are the only two possible structures. The $AB_{10}C_2$ is the only structure that can be formed from the $AB_{10}C_3$ and the $AB_{10}C_3$ is the only structure that can be formed from the $AB_{10}C_2$.

GRAPHIC SCALE



BASIS OF BEARINGS

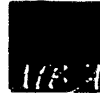
RESEARCH IN THE AREA OF
NEW MATERIALS AND
STRUCTURES FOR THE
FUTURE OF THE
INDUSTRY

NOTES

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LEGEND

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LETTER OF EXPLANATION

**Country Club Way Office Building
3231 South Country Club Way
Tempe, Arizona**

We are seeking approval of the final plat for the above-mentioned site. The reason for our request is for development of the above-mentioned project. The project is a 12,000 square foot office building and site development to be located at 3231 South Country Club Way in Tempe, Arizona.

*Matthew Budge Associates Architects, Inc.
4414 North Civic Center Plaza Suite 202 Scottsdale, Arizona 85251
Phone: (480) 874-2800 Fax: (480) 874-2844*

C